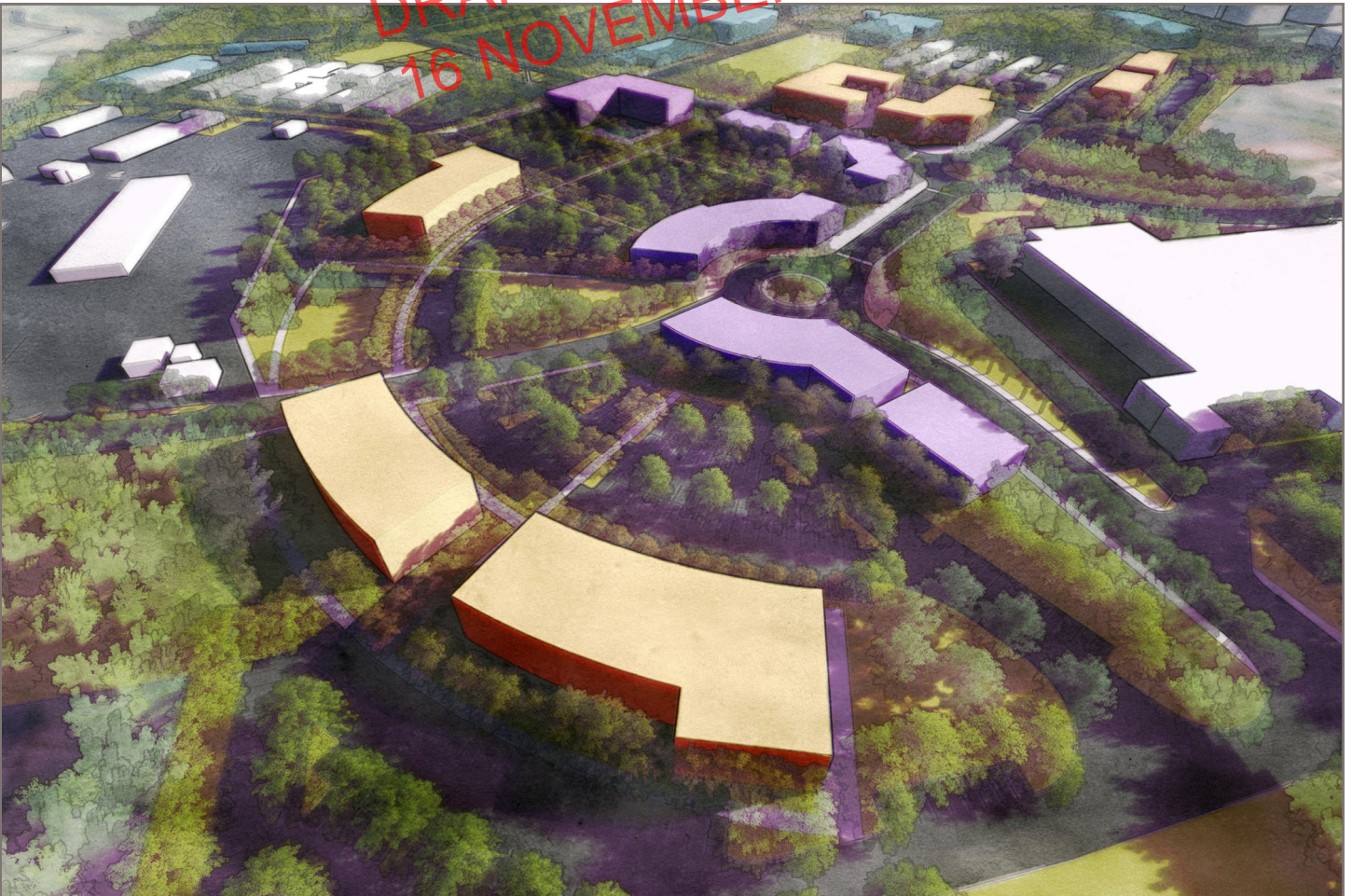


PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE - APPENDICES

DRAFT FOR REVIEW
16 NOVEMBER 2018

DRAFT - 16 NOVEMBER, 2018



APPENDIX A: BUILDING FACILITIES ASSESSMENT

DRAFT FOR REVIEW
16 NOVEMBER 2018





Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,018 | | Condition/Score |
| Building Number: | 309 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11536 D Ave 11537 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | West elevation: metal ; East elevation - wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board | | | | 2 |
| Walls | Gypsum board | | | | 2 |
| Floors | Linoleum | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water heater for each side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|-------------------------|
| Building Name: | | Gross Square Feet: | 5, 112 | | Condition/ Score |
| Building Number: | 310 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11546 D Ave 11547 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Mix of wood and metal, good to critical | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board | | | | 2 |
| Walls | Gypsum board | | | | 2 |
| Floors | Carpet | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water heater per side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5, 112 | | Condition/Score |
| Building Number: | 311 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11556 D Ave 11557 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | 3 side have been replaced; mix of good to critical | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with strapping throughout | | | | 2 |
| Walls | Gypsum board | | | | 2 |
| Floors | | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water heater per side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|-------------------------|
| Building Name: | | Gross Square Feet: | 5, 118 | | Condition/ Score |
| Building Number: | 312 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11566 D Ave 11567 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Windows have been replaced | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board with Strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water heaters per side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5, 118 | | Condition/Score |
| Building Number: | 313 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11576 D Ave 11577 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | New metal windows throughout | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board with Strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | patch work of new and original | | | | 1 |
| Receptacles | patch work of new and original | | | | 1 |
| Lighting | paatch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|------------------------------|---------------------------|------------|--|------------------------|
| Building Name: | Burback Hall | Gross Square Feet: | 3,243 | | Condition/Score |
| Building Number: | 313D | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11577 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1980's era | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | TPO | | | | 4 |
| Walls | | | | | 5 |
| Openings | Modern Storefront | | | | 5 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board | | | | 4 |
| Walls | Gypsum Board | | | | 4 |
| Floors | | | | | 4 |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | | | | | 5 |
| Walls | | | | | 5 |
| Foundations | Concrete | | | | 5 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Roof mounted forced air unit | | | | |
| Plumbing | | | | | |
| Plumbing | Modern | | | | 5 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | | | | | 4 |
| Receptacles | | | | | 4 |
| Lighting | | | | | 4 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|---|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,131 | | Condition/Score |
| Building Number: | 314 | Primary Use: | Vacant (kitchen adjacent to burback hall) | | Excellent - 5 |
| Building Address: | 11586 D Ave 11587 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Windows replaced | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board | | | | 3 |
| Walls | Gypsum Board | | | | 3 |
| Floors | | | | | 3 |
| Misc./Specialties | Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|------------------------|
| Building Name: | Theater | Gross Square Feet: | | | Condition/Score |
| Building Number: | 315 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11517 F Ave | Height: | | | Good - 4 |
| Construction Type: | | Year Built: | 1942 | | Fair - 3 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | See detailed building evaluation title "DeWitt Theater" Prepared by MFDB Architects dated Aug 22, 2014 | | | | |
| Walls | | | | | |
| Openings | | | | | |
| Architectural Interior | | | | | |
| Ceiling | See detailed building evaluation title "DeWitt Theater" prepared by MFDB Architects dated Aug 22, 2014 | | | | |
| Walls | | | | | |
| Floors | | | | | |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | See detailed building evaluation title "DeWitt Theater" prepared by MFDB Architects dated Aug 22, 2014 | | | | |
| Walls | | | | | |
| Foundations | | | | | |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | See detailed building evaluation title "DeWitt Theater" prepared by MFDB Architects dated Aug 22, 2014 | | | | |
| Receptacles | | | | | |
| Lighting | | | | | |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|--------|--|------------------------|
| Building Name: | | Gross Square Feet: | 4,394 | | Condition/Score |
| Building Number: | 318 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11517 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | Carpet | | | | 2 |
| Misc./Specialties | Interior appears heavily modified; Crawl Space - typ. haz mat (asbestos lagging) - no detailed | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 1,808 SF | | Condition/Score |
| Building Number: | 319 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11528 E Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum Board | | | | 2 |
| Walls | Gypsum Board and Brick | | | | 2 |
| Floors | Carpet | | | | 2 |
| Misc./Specialties | Water appears to have become trapped by interior paint-brick and mortar deterioration; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | No | | | | 1 |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|--|--|------------------------|
| Building Name: | | Gross Square Feet: | | | Condition/Score |
| Building Number: | 319A | Primary Use: | | | Excellent - 5 |
| Building Address: | 2745 Second St | Height: | | | Good - 4 |
| Construction Type: | Wood Framed | Year Built: | | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Drop siding | | | | 3 |
| Openings | wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Not Observed | | | | |
| Walls | Not Observed | | | | |
| Floors | Not Observed | | | | |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | Wood framed | | | | |
| Walls | Wood | | | | |
| Foundations | Slab on Grade/Concrete | | | | |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | None | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | |
| Sprinklered | No | | | | |
| Electrical | | | | | |
| Panels | | | | | 1 |
| Receptacles | | | | | 1 |
| Lighting | | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,116 SF | | Condition/Score |
| Building Number: | 320 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11538 E Ave 11539 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | A side - wood/mtl; B side - wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with strapping | | | | 1 |
| Walls | Gypsum Board | | | | 3 |
| Floors | Carpet | | | | 1 |
| Misc./Specialties | Typical historic layout is more modified; Crawl Space - typ. haz mat (asbestos lagging) - no detailed report. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water Heater on each side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,116 SF | | Condition/Score |
| Building Number: | 321 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11548 E Ave 11549 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with Strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | Carpet | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl space - typ. haz. mat (asbestos lagging) no detailed reports. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Forced air units mounted on ground with ducts on the outside up to attic; package units (window | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,116 SF | | Condition/Score |
| Building Number: | 322 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11558 D Ave 11559 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | A side - wood; B side - windows removed and openings have been boarded up. | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | Battleship linoleum | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | Water heater on each side | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,116 SF | | Condition/Score |
| Building Number: | 323 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11568 D Ave 11569 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition Shingle Roof; Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | A side - wood; B side - windows removed and openings have been boarded up. Many original doors. | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | Sheet vinyl | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off of the main ramp walkway; Crawl space - typ. haz. mat (asbestos lagging) no detailed reports. | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|----------|--|------------------------|
| Building Name: | | Gross Square Feet: | 5,116 SF | | Condition/Score |
| Building Number: | 324 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11536 D Ave 11537 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Fascia boards need to be replaced | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Windows - metal; Many original wood does | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Gypsum board with strapping | | | | 2 |
| Walls | Gypsum Board | | | | 2 |
| Floors | VCT; Linoleum | | | | 2 |
| Misc./Specialties | Interior retains what appears to be original layout of office; toilets, janitors closet, etc. layout off | | | | |
| Structural | | | | | |
| Roof | Wood framed with diagonal sheathing | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window or ground mounted) | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | Yes | | | | |
| Electrical | | | | | |
| Panels | Patch work of new and original | | | | 1 |
| Receptacles | Patch work of new and original | | | | 1 |
| Lighting | Patch work of T-8, T-12, incandescent. | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|--------|--|------------------------|
| Building Name: | Gym | Gross Square Feet: | | | Condition/Score |
| Building Number: | 410 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11558 F Ave | Height: | | | Good - 4 |
| Construction Type: | | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Not observed | | | | |
| Walls | Asbestos siding | | | | 2 |
| Openings | No windows; metal doors | | | | 3 |
| Architectural Interior | | | | | |
| Ceiling | Not observed | | | | |
| Walls | Gypsum board | | | | 2 |
| Floors | Wood gym floor | | | | 3 |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | Steel beams have been added to support roof | | | | 2 |
| Walls | Undetermined | | | | |
| Foundations | Concrete | | | | 3 |
| Structural Systems | Undetermined | | | | |
| Mechanical | | | | | |
| HVAC | Not observed | | | | |
| Plumbing | | | | | |
| Plumbing | | | | | 2 |
| Sprinklered | | | | | 2 |
| Electrical | | | | | |
| Panels | | | | | 1 |
| Receptacles | | | | | 1 |
| Lighting | | | | | 1 |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|---|---------------------------|--------|--|------------------------|
| Building Name: | Pool Building | Gross Square Feet: | | | Condition/Score |
| Building Number: | 411 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11558 F Ave | Height: | | | Good - 4 |
| Construction Type: | | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition shingle roof, Wood fascia board | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Not observed | | | | |
| Walls | Not observed | | | | |
| Floors | Not observed | | | | |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | Wood framed | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Package units (window) | | | | 2 |
| Plumbing | | | | | |
| Plumbing | Not observed | | | | |
| Sprinklered | Not observed | | | | |
| Electrical | | | | | |
| Panels | Not observed | | | | |
| Receptacles | Not observed | | | | |
| Lighting | Not observed | | | | |

Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|-----------------------------------|---------------------------|--------|--|-----------------------------|
| Building Name: | Pool Storage | Gross Square Feet: | | | Condition/ Score |
| Building Number: | 412 | Primary Use: | Vacant | | Excellent - 5 |
| Building Address: | 11558 F Ave | Height: | | | Good - 4 |
| Construction Type: | URM | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Composition shingle roof | | | | 3 |
| Walls | Painted brick with minor cracking | | | | 4 |
| Openings | Wood | | | | 2 |
| Architectural Interior | | | | | |
| Ceiling | Not observed | | | | |
| Walls | Not observed | | | | |
| Floors | Not observed | | | | |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | Wood framed | | | | 4 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Not observed | | | | |
| Plumbing | | | | | |
| Plumbing | Not observed | | | | |
| Sprinklered | Not observed | | | | |
| Electrical | | | | | |
| Panels | | | | | |
| Receptacles | | | | | |
| Lighting | | | | | |



Placer County Government Center Master Plan Update

Facility Condition Report

| | | | | | |
|-------------------------------|--|---------------------------|---------|--|------------------------|
| Building Name: | Environmental Storage | Gross Square Feet: | | | Condition/Score |
| Building Number: | 413 | Primary Use: | Storage | | Excellent - 5 |
| Building Address: | 11510 F Ave | Height: | | | Good - 4 |
| Construction Type: | | Year Built: | 1942 | | Fair - 3 |
| | | | | | Poor - 2 |
| | | | | | Critical - 1 |
| System | Comment | | | | Score |
| Architectural Exterior | | | | | |
| Roof | Built Up Roof | | | | 2 |
| Walls | Painted brick with minor cracking, paint peeling | | | | 3 |
| Openings | Wood | | | | 1 |
| Architectural Interior | | | | | |
| Ceiling | Not observed | | | | |
| Walls | Not observed | | | | |
| Floors | Not observed | | | | |
| Misc./Specialties | | | | | |
| Structural | | | | | |
| Roof | Wood framed, flat | | | | 2 |
| Walls | URM | | | | 3 |
| Foundations | Concrete | | | | 4 |
| Structural Systems | | | | | |
| Mechanical | | | | | |
| HVAC | Not observed | | | | |
| Plumbing | | | | | |
| Plumbing | Not observed | | | | |
| Sprinklered | No | | | | |
| Electrical | | | | | |
| Panels | Not observed | | | | |
| Receptacles | Not observed | | | | |
| Lighting | Not observed | | | | |